

## PART SEVEN - LAND USE DISTRICT REGULATIONS

### **SECTION 42** R.1 RESIDENTIAL DISTRICT

Purpose: The purpose of the R.1 Residential District is to provide land for the development of quality, low density residential houses.

(1) Permitted Uses

- (a) New single family houses of conventional construction
- (b) Parks and playgrounds
- (c) Accessory buildings to the above
- (d) Modular homes *[Bylaw 10/04]*

(2) Discretionary Uses

- (a) *[Modular homes deleted by Bylaw 10/04]*
- (b) Public utilities installations
- (c) Churches and schools
- (d) Home occupations
- (e) Swimming pools
- (f) Basement suites
- (g) Bed and Breakfast *[Bylaw 04-98]*

(3) Minimum Site Area

- (a) The minimum site area for a residential parcel in this District shall be 500 square metres (5382 ft<sup>2</sup>) providing the parcel is laned.
- (b) Laneless parcels shall have a minimum of 550 square metres (5920.2 ft<sup>2</sup>).
- (c) All corner parcels shall have a minimum site area of 600 square metres (6458.3 ft<sup>2</sup>).

(4) Minimum Site Width

Interior parcel: 15 metres (49.2 feet)  
Corner parcel: 17 metres (55.8 feet)

(5) Minimum Lot Depth

30.5 metres (100 feet)

(6) Other Site Requirements

All other permitted and discretionary uses shall be to the satisfaction of the Development Officer.

(7) Minimum Yard Requirements

(a) Front Yard: 6 metres (20 feet) *[Bylaw 10/04]*

(b) Side Yard: 1.5 metres (4.9 feet)

- Where in a laneless subdivision, one side yard shall be 1.5 metres (4.9 feet) and the other 3 metres (9.8 feet).

- Where on a corner parcel, in accordance with Section 21.

(c) Rear Yard: No part of the main building shall be closer than 6 metres (19.7 feet) to the rear property line.

(d) Other Yard requirements:

Accessory buildings shall be located in accordance with the regulations prescribed in Section 20.

(8) Minimum Floor Area

(a) Residence: 85 square metres (914 ft<sup>2</sup>)

- In the case of developments with two or more storeys, all finished development above the first storey shall be included in the total floor area.

(b) All other uses: to the satisfaction of the Development Officer.

(9) Maximum Building Height

Principal building: 10 metres (32.8 feet)

Accessory building: 5 metres (16.4 feet)

(10) Maximum Site Coverage

40% for principal and accessory buildings.

(11) Regulations Regarding Specific Uses

- (a) The Development Officer may refer applications for development permits for discretionary uses to the Commission for comment.
- (b) Home occupations may be permitted if:
  - in the opinion of the Development Officer, the dwelling has adequate floor space and the use conforms to the residential nature of the dwelling.
  - the occupation is carried on entirely within the building and that no outside employees are engaged, and
  - the Development Officer attaches the condition that no display of goods be visible on the premises.
- (c) Minimum parking requirements shall be in accordance with those regulations prescribed in Sections 24 and 25.